

**TALASAEA**  
CONSULTANTS, LLC

TAL-583

4 June 2002

Ms. Diana DuCroz, Planner  
Planning and Community Development  
City of Kirkland  
123 Fifth Avenue  
Kirkland, WA 98033-6189

Subject: Firwood Lane Mobile Home Park Stream Enhancement, SEPA conditions, SEP02-00010

Dear Ms. DuCroz:

Thank you for your continued assistance in our permit application for the stream enhancement at the Firwood Lane Mobile Home Park.

We are in receipt of your 13 May 2002 letter and conditions pending issuance of a SEPA determination. We find the majority of items acceptable, with clarifications as follows:

Item #1. Acceptable.

Item #2. Acceptable.

Item #3. Acceptable.

Item #4-a. Acceptable. Land survey information of the NGPE will be provided per KZC 90.150. However, it is suggested that the easement be recorded after construction. An as-built location of the boundary where NGPE fencing will occur on the east side of the stream will be in place after construction. A land survey with this as-built information will be prepared after construction, and then will be used in recording the Greenbelt Easement.

Item #4-b. Acceptable. However, we would prefer to use a readily obtainable informational sign (with similar language to the King County NGPA sign) that states: "Natural Greenbelt Protection Easement. This stream and buffer are protected to provide wildlife habitat and maintain water quality. Contact the City of Kirkland Planning and Community Development at (425) 828-1257 for further information". The signs will be posted at visible intervals on the open-rail fence, at approximately 50' on center. Please see an enclosed copy of the information that would appear on the sign.

The City of Kirkland should also know that the owner of Firwood Lane Mobile Home Park has already taken on the responsibility of informing existing and new tenants about the sensitive nature of the stream that runs through some of their backyards. The owner has distributed the enclosed educational and informational materials to the current tenants and will continue to do so to new tenants at lease signing. The materials are provided with a letter to the tenant giving them a telephone number at the City of Kirkland to call with any questions or concerns regarding the stream.

ATTACHMENT <u>2</u>
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Resource & Environmental Planning

15020 Bear Creek Road Northeast • Woodinville, Washington 98072 • Bus: (425) 861-7550 • Fax: (425) 861-7549

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Item #5. Acceptable.

Item #6-a. Acceptable. However, the placement of the fence, which is being installed to discourage access into the stream and the enhanced areas, should be placed on the easternmost side of the rockery along the stream. Placement of the fence in this area is allowed as a minor improvement under KZC 90.95(5). Placement of the fence significantly closer to the tenant's homes would deprive the tenants of the use of and access to their backyards. The type of fence we suggest would be a 36-42" high open-rail design (consistent with KZC 90.95) with openings to allow passage across the stream to use and maintain existing garden sheds.

Item #6-b. Acceptable.

Item #7. Acceptable. However, the project proposes, in compliance with KZC 90.55(4), a 5-year maintenance and monitoring period (along with a performance bond).

Additional maintenance of non-native invasive vegetation beyond this 5-year period is not required by the Kirkland Zoning Code. Any monitoring beyond the 5-year period would be done on a voluntary basis by the property owner. The City of Kirkland imposed monitoring and maintenance period, and the mitigation bond requirements (per KZC 90.145) should not extend beyond the 5-year statutorily required period.

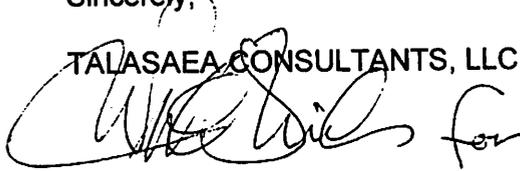
Item #8. Acceptable. However, fencing across the northern end of the stream, adjacent to NE 124th Street, is requested to remain for security reasons to discourage trespassing from pedestrians walking into the mobile home park along the stream channel. These same trespassers that would have access across the Greenbelt Easement as a short cut through the neighborhood would damage the newly planted enhancement areas as well as impact the stream by moving along and through it.

Existing fencing is also requested to remain where solid wood fences cross the stream in two other locations at the northern half of the stream. These existing fences further limit trespassing activity along the stream channel and provide a separation to the lots that would be helpful in monitoring and determining tenant responsibility of potential future activities adjacent to the stream.

Again we appreciate your assistance in this process. Pending SEPA determination and HPA approval, we are anticipating beginning construction in August 2002. If you have any questions or require additional information, please feel free to contact Bill Shiels or myself at (425) 861-7550.

Sincerely,

TALASAEA CONSULTANTS, LLC



Jason Walker, ASLA  
Registered Landscape Architect

cc: Lisa Pascualy, Owner